

Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
November 11, 2015 6:30 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

I. **Call to Order and Roll Call:**

Board members: President: Mike Canney // Vice President: Martha Frantz // Treasurer: Sally Lyon // Secretary: Pam Stock // Director at Large : Dan Engler

II. **Property Owner Comments**

(Items not on the agenda)

This time is set aside for the public to address the board on any matter not on the agenda. Testimony related to any agenda item should be addressed at the time that item is considered. Each speaker will be limited to 3 minutes but speaker time may be reduced at the discretion of the board President. The board may take no actions on items brought up at this time but may request that they be placed upon the agenda for a future meeting.

III. **GDR Board Member Comments**

This time is set aside to provide any sitting member of the GDR board to suggest /request new or previous items for future agendas. At this time GDR board members may request that items on the agenda be moved on the agenda to serve the interest of the attending members of GDR.

IV. **Presentations** None

Exhibit A

V. **Consent Calendar**

Exhibit B

(Items may be acted on as a group or pulled from the Consent Calendar at the request of a Board member, staff member or member of GDR; and subsequently acted upon separately.)

1. Approval of October 14, 2015 board meeting minutes. October 22, 2015 special board meeting
2. Copies of correspondence.

VI. **New Business**

Exhibit C

(Action items) Discussions will use the following format: (a) staff report, (b) GDR Homeowners comments (*comments should be limited to 3 minutes. It is the president's discretion to shorten or lengthen comment time*) (c) board discussion and action.

1. Discuss changing policy on "Nanny" pass fees. Current "Nanny" pass priced at \$60. Propose to change to \$75 and allow up to 2 Nanny passes per property as part of the 5 total passes per property
2. Discuss changing guest fees policy from \$5 per person per day to \$7 per person per day
3. Discuss changing pass policy to "No Charge" for persons over 70 years in age (Seniors are lower impact on facilities)
4. Discuss changing pass policy to require pass for persons 3 years in age and older (currently 5 years)(younger children are higher impact on facilities)
5. Truckee Optimist renewing request for clubhouse use for monthly meetings (1st Thursday of the month)
6. Canyon Springs (Discussion of upcoming Planning Commission meeting)
7. Owner of unit 3 lot 181 would like to discuss how CC&R's apply to his property
8. 4-261 appeal of DRC decision on final approval of project
9. Owner requesting exemption to CC&R 6.10 exterior lighting
10. Amend 2015 budget to add \$16,952 to capital for solar base infrastructure to new project (roof mounts, wiring etc.)(no panels)(Board may also vote to stop moving forward with this item.)
11. 2016 proposed budget and budget mailer
12. Approval of GM to co-sign on all operating bank accounts, excluding reserve accounts

VII. Workshop and discussion

Exhibit D

1. Owner complaint of dead tree in common area
2. Board Retreat / goals / Strategic planning Date. Saturday January 23, 2016 (setting goals)
3. Community Survey: When to send out and what questions to ask
4. Railyard update (efforts to get Church street Glenshire Drive connection prioritized) consideration of adoption of letter from GDRA to support this connection.
5. Pool Facilities Renovation Project
 - Project / Budget Update project change orders

VIII. Staff Report

Exhibit F

1. Financials
2. DRC Minutes
3. TTCF report
4. Procedures and laws regarding collecting fines

IX. Executive session

Exhibit G

(This time is set aside to discuss litigation, contracts with non owners, owner discipline and personnel matters requested by any member who may be subject to a fine, penalty, or other form of discipline, and the member shall be entitled to attend the executive session.) Civil code 4935

Format:

Any person listed in this session has the right to attend, have the session kept private by asking the board to remove from the room any persons not involved with any individual subject. The board has the right to remove all parties except the property owner on title from the meeting. The board may ask staff to brief them on the subject. Owners will be limited to 3 minutes to comment but speaker time may be reduced at the discretion of the board President. The owner shall leave after they have made their statement and the board may deliberate on the subject. The board shall deliver a written (email, fax, first class or other similar) outcome of the deliberation within 5 days. (CC&R 13.06(d))

1. Pool billing report
2. Snow removal contract

3. Discussion and possible action properties:

1. Unit 3 Lot 167
2. Unit 3 Lot 202
3. Unit 4 Lot 326
4. Unit 4 Lot 083
5. Unit 4 Lot 326
6. Unit 4 Lot 328
7. Unit 4 Lot 407
8. Unit 4 Lot 494

4. Consent items:

1. Unit 2 Lot 024
2. Copies of complaints

5. List of properties with delinquent dues and assessments:

Properties that are more than 12 months delinquent or assessments and dues that are in excess of \$1,800 as set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720.

As set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720

Glenshire has entered into a contract with Allied Trustee Services to collect Delinquent Assessments on the properties listed below:

2-040 / 4-248 / 4-530 (previous owner) / 4-494 / 4-542

X. Adjournment